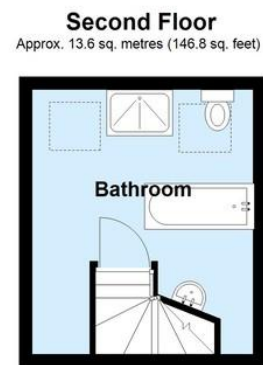
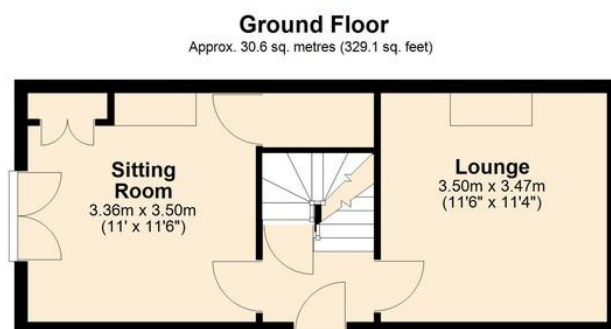
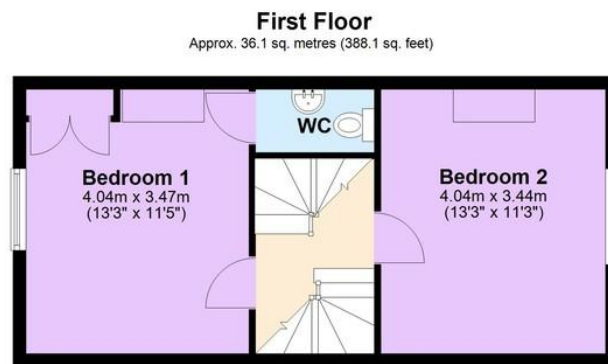
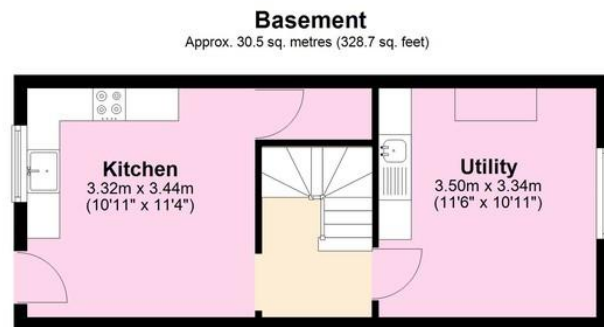




Floor Layout



Total approx. floor area 1,192 sq ft (111 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*

Ryland Road

Edgbaston

B15 2BW

Asking Price Of £375,000

- Two-Bedroom Family Home
- Period Features
- Mid Terraced House
- 1192 Sq. Ft.







Ryland Road,  
Edgbaston, Birmingham, B15 2BW  
Asking Price Of £375,000

## Property Description

### DESCRIPTION

A fantastic two bedroom mid terrace townhouse with beautiful Victorian charm and quaint character features befitting of its period heritage.

The property accommodation boasts two reception rooms on entry (ground) level, with front facing living room and rear facing "snug"/sitting room complete with Juliette balcony. Stairs lead down to basement level cottage style kitchen, with rustic exposed brickwork and intricacy complimented by granite work tops, integrated appliances of fridge, oven, four ring gas hob and recently installed boiler. There is also a cellar multi functional and useable cellar.

The first floor boasts two double bedrooms-one of which hosts its own WC, with further stairs leading to a top floor "suite" of spacious bathroom including dressing area. Further features include gas central heating, secure entry, alarm system and ample storage.

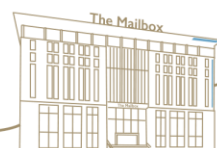
Externally an intimate city style garden offers a picturesque retreat accessed direct from the kitchen and side access.

### LOCATION R

Ryland Road leads from Islington Row on the cusp of Birmingham city centre, within the prestigious leafy B15 postcode. The property is close to Queen Elizabeth hospital, particularly easy to commute to by train from nearby Five Ways train station-on the new Street line. Current tram line extensions mean there will be a short walk to a station in the not to distant future. The property is within easy reach of local amenities of nearby Temple Field Square shops with and very accessible to A38 links to M6 motorway and Birmingham International Airport beyond.



REASSURINGLY LOCAL



### JAMES LAURENCE ESTATE AGENTS

*Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.*

*Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.*

*Tenure: Freehold*

*Services: All mains' services are connected to the property.*

*Local Authority: Birmingham City Council*

*Council Tax Band - C*

*To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-*

*Free Valuation: Please contact the office on to make an appointment.*

*Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.*

*Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.*

*Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.*



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of this property:

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